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SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK

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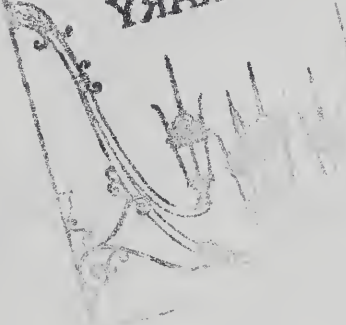
BOSTON REDEVELOPMENT AUTHORITY

Submitted by:

STULL AND LEE, INC.



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Stull and Lee, Inc.
Architects and Planners
38 Chauncy Street, Suite 1100
Boston, Massachusetts 02111
617 426 0406
FAX 617 426 2835

11 July 1990

Homer Russell
Asst. Director for Design & Development
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Russell,


Stull and Lee is pleased to submit our proposal to provide urban design services for the Southwest Corridor area urban design framework. For this study, we have available a fine group of professionals, all with considerable experience and expertise.

As a result of our long term involvement in urban planning and design along the Southwest Corridor, the prospect of working on this project is particularly exciting to us. As part of a multi-disciplinary team, Stull and Lee defined and coordinated the urban design aspects of the Southwest Corridor transportation project including the development of open space and land use concepts, design and development of system-wide architectural and urban design components, schematic design of eight stations and community liaison activities. Subsequently, Stull and Lee was the architect for the award-winning Ruggles Station. More recently, Stull and Lee prepared a planning study for the Washington Street Corridor and is now in the process of producing a master plan for Dudley Square. Through these various projects, Stull and Lee has acquired in-depth knowledge of the area, which will enable us to produce a meaningful design framework for the study area in a timely and efficient manner.

Our planning process is structured so as to maximize neighborhood participation, which we view as a particularly important aspect of this study. Stull and Lee has extensive experience in working with neighborhood residents. Our commitment to citizen involvement leads to a fuller appreciation of the unique nature of each project area, both in terms of strengthening existing positive characteristics and arriving at design solutions that are generated with communities rather than imposed upon them.

We look forward to being of service to the BRA and the community

Very truly yours,
STULL AND LEE, INC.



M. David Lee, AIA
Vice-President

MDL/ljt

Donald L. Stull, FAIA
M. David Lee, AIA
Charles H. Perez
Edward J. Ross, AIA, FARA
Thomas V. Clabby
David Baitat
Elma Ortiz
Effy Padmodipoetra
O. E. Peck Drennan, AIA

- Scope of Services
- Fee Proposal
- Schedule
- Qualifications



• Scope of Services

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SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK

SCOPE OF SERVICES

STUDY AREA : From Roxbury Crossing to Camden Street
From Shawmut to Parker Street


KEY PARCELS : Parcel 3
Parcel 3A
Parcel 16
Parcel 18
Parcel 22
Parcel 25

TASK I. PROJECT START UP

- I.A. Current Data.** To the extent that it is available, up-to-date information on the study area will be provided by the BRA to the consultant. The consultant will extract specific data relevant to future development of the key parcels.
- I.B. Base Map.** From basic maps of the study area supplied to the consultant by the BRA, the consultant will provide map(s) suitable for use as a base for presentation drawings.
- I.C. Field Work.** By windshield survey the consultant will supplement information supplied by the BRA. Data obtained in the field may include building heights, generalized building conditions, traffic conditions and land use.
- I.D. Summary of Issues and Opportunities.** Meeting with BRA staff, the consultant will summarize apparent issues and opportunities for the study area in general and for the key parcels in particular.

II. SITE ANALYSIS

- II.A. Urban Context.** Development potential for the key parcels will be studied in the larger context. The consultant will prepare one or more sketch diagrams explaining the relation of the study area and key parcels to existing and planned development in the surrounding areas.
- II.B. Potential Land Uses for Key Parcels.** The consultant will investigate a range of possible land uses for the key parcels. Potential uses will include those already under consideration as well as others which might be appropriate. This analysis will be reviewed with BRA staff.



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SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK
SCOPE OF SERVICES - 2

III. SKETCH PLANS

- III.A. Plan Alternatives.** An initial set of plan alternatives will be generated which will illustrate a broad range of development scenarios. The consultant will review with BRA staff these plan alternatives for comment. One or more plans will then be selected for further development and presentation at community meetings.
- III.B. Preparation for Initial Community Meetings.** The consultant will prepare drawings and slides for presentation at two community meetings. The presentation will include the preferred plan alternatives. Following these presentations the consultant and BRA staff will determine how best to modify the alternatives.
- III.C. Preparation for Second Community Review.** Based on comments received in the initial community presentations one preferred alternative will be selected for refinement and a further community review.

IV. FINAL PRODUCT

The final product will convey to the community and to potential developers, a physical vision for the key parcels. Included will be the following:

- o Illustrative Site Plan (with cast shadows)
- o Generalized Land Use - Existing
- o Generalized Land Use - Proposed
- o Urban Context Diagram
- o A Narrative Summary

Potential Additional Services Not Included in this Contract:

- Perspective Renderings
- Axonometrics
- Massing Models
- Reparcellization Plans
- Real Estate Pro formas
- Design Guidelines
- Development Phasing Plan
- Traffic Analysis
- Infrastructure Assessment

To be Supplied by BRA to Consultant:

- Base maps showing locations of Parcel 25, Parcel 22, Parcel 18, Parcel 16, Parcel 3 and Parcel 3A
- Jamaica Plain IPOD
- Roxbury IPOD



SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK
SCOPE OF SERVICES - 3

- P22 Kit
- P-3 Materials
- Notation of Parcels in Public Ownership (i.e. PPD, EDIC, etc.)
- Parcel 18 EIR
- Open Space Needs, Assessment and Planning Study
- Properties in Tax Foreclosure
- Existing Land Use
- Existing Building Heights
- Existing Zoning
- City of Boston CIP
- Aerial Photographs
- Base Map with Building Footprints
- Current Development Plans
- City-wide Map Showing Streets Only (1' = 800')

• Fee Proposal



SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK

FEE PROPOSAL	WORK PRODUCTS	COMMUNITY & BRA MEETINGS
I. PROJECT START-UP	2,200	660
II. SITE ANALYSIS	4,660	2,000
III. SKETCH PLANS	6,440	4,560
IV. FINAL PRODUCT	6,920	2,280
	20,200	9,500
WORK PRODUCTS	20,200	
MEETINGS	<u>9,500</u>	
SUBTOTAL	29,700	
REIMBURSABLE EXPENSE	<u>300</u>	
TOTAL COST	<u><u>30,000</u></u>	



SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK

	PROJECT START-UP	SITE ANALYSIS	SKETCH PLANS	FINAL PRODUCT
PRINCIPAL	--	8	24	12
SR. URBAN DESIGNER	6	16	24	12
JR. URBAN DESIGNER	6	--	--	--

BRA MEETINGS (10 MEETINGS)	2	3	3	2
COMMUNITY MEETINGS (5 MEETINGS)	--	--	4	1



**SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK
WORK PRODUCT**

	PROJECT START-UP	SITE ANALYSIS	SKETCH PLANS	FINAL PRODUCT
PRINCIPAL	--	2	8	4
SR. URBAN DESIGNER	20	40	40	40
JR. URBAN DESIGNER	20	40	60	80



SOUTHWEST CORRIDOR URBAN DESIGN FRAMEWORK

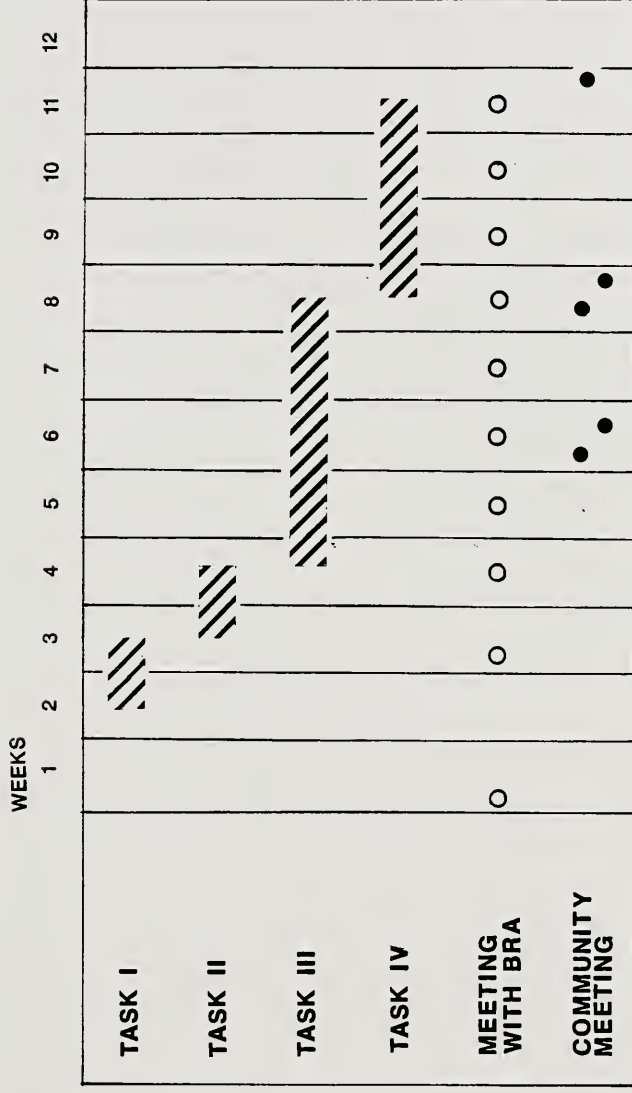
SCHEDULE OF BILLING RATES

PRINCIPAL	-	M. David Lee	\$ 129.81
ASSOCIATE	-	Elmo Ortiz	64.89
URBAN DESIGNER	-	Phillip Page	46.14

• Schedule

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Schedule



• Qualifications

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Architects and Planners

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FIRM OVERVIEW

Stull and Lee was founded in 1966 and has grown from a small group concentrating in residential design, to a present staff of architects, planners and urban designers. The work of the office has expanded to include educational, health care and correctional facilities, office and manufacturing facilities, transit station design and a variety of urban design and planning commissions. This growth has been the result of the firm's consistent commitment to quality in design and attention to detail.

In addition to public sector clients, Stull and Lee has gained the respect and confidence of an increasing number of private sector clients. At Stull and Lee we avoid the direct application of stored solutions, whether found via research, or in our own past work, regardless of how successful they may have been. While the importance of experience must not be denied, its proper role is to inform the creative process of design and not simply to offer a palette of past options from which to choose. No two projects, therefore, come to the same result.

Mr. Donald L. Stull is the founding principal of Stull and Lee and a graduate of Ohio State University and the Harvard Graduate School of Design. He is an electee to the distinguished College of Fellows in the American Institute of Architects and previously held appointments on the design faculties of Harvard and Yale. Mr. Stull frequently serves on local and national panels and commissions including the Boston Art Commission, the Cambridge Design Advisory Group, and the National Accreditation Board of Collegiate Schools of Architecture.

Mr. David Lee is co-principal of Stull and Lee and a graduate of the University of Illinois and Harvard Graduate School of Design. He holds joint degrees in Architecture and Urban Design and has served on the faculties of the Rhode Island School of Design, the Massachusetts Institute of Technology and the Harvard Graduate School of Design. Mr. Lee has lectured and consulted in the United States, Canada and abroad and formerly served on the Design Arts Overview Panel of the National Endowment for the Arts.

Stull and Lee projects have been cited for design excellence, including the Presidential Design Awards of the National Endowment for the Arts, the American Institute of Architects, and its Boston and New England affiliates. Many projects have appeared in national and international publications including: **Progressive Architecture**, **Architectural Record**, **Architecture Magazine**, **Urban Design Magazine**, **Metropolitan Home**, **Newsweek**, **AU** (Japan), **Baumeister** (Germany) and **L'Industria Delle Costruzioni** (Italy).



M. DAVID LEE, AIA

Vice President
Architect/Urban Designer

EDUCATION

University of Illinois
Bachelor of Architecture, 1967

Harvard Graduate School of Design
Master of Architecture, Urban Design, 1971

REGISTRATION

Massachusetts 1972

PROFESSIONAL EXPERIENCE

As Vice-President of Stull and Lee, Incorporated, Mr. Lee is involved in a broad range of planning, urban design and architectural projects. He served as Principal-in-Charge of urban design for Boston's award winning Southwest Corridor Transit Project, for the Kaehler Primary Health Care Center for the U.S. Coast Guard (Falmouth, Massachusetts), the Chad Brown/Admiral Terrace master plan and housing renovations (Providence, Rhode Island), and the Poinciana Industrial Park plan (Miami, Florida).

Current projects under Mr. Lee's direction include Biscayne View Apartments, a 438 unit mixed-use development project in downtown Miami, the Opera Place dormitory at Northeastern University and the master plan for an 850,000 square foot mixed use office and retail complex in Boston.

Mr. Lee is frequently engaged for his urban design expertise. He has consulted with among others, the cities of Montreal and Toronto, Canada; Washington, D.C.; Chicago, Illinois; Kansas City, Missouri; Richmond, Virginia and Los Angeles, California.

TEACHING EXPERIENCE

Adjunct Professor, Rhode Island School of Design, 1972
Assistant Professor, MIT Department of Architecture and Planning, 1974-1983
Consulting Critic, Harvard Graduate school of Design, Urban Design Program, 1980
Visiting Design Critic, Harvard Graduate School of Design, 1988, 1989
Adjunct Professor of Urban Planning and Design, Harvard University
Visiting Lecturer and Studio Juror: Columbia, Harvard, Yale, Pennsylvania, MIT, Texas Southern University, Hampton Institute, the University of Rhode Island, Southern University and the University of Havana.



M. DAVID LEE, AIA
RESUME - Continued
Page 2.

AWARDS

General Assembly Scholarship, University of Illinois
Harvard Graduate School of Design Scholarship
First Jose Luis Sert Fellow, Harvard University
John Hay Whitney Fellow, Whitney Foundation, N.Y.
Outstanding Young Men of America
Who's Who in the East

MEMBERSHIPS, BOARDS AND CONSULTING

The American Institute of Architects
The Boston Society of Architects
The Metropolitan Area Planning Council, Boston, MA
The Institute for Urban Design, N.Y.
The Design Arts Overview Panel, National Endowment for the Arts, Washington, DC
Faculty, The Mayor's Institute on City Design/National Endowment for the Arts
Invited Speaker and Team Leader, Designs on Montreal,
International Design Conference, 1988
Charrette Team, Toronto Waterfront, 1989
The First Presidential Design Awards Jury, Washington, D.C., 1984
Board of Directors, The Boston Society of Architects
Board of Directors, Boston Architectural Center
Advisory Board and Juror, Boston Visions National Urban Design Competition.
Board of Directors, The Roxbury Comprehensive Community Health Center, Inc.
Board of Directors, Boston Chamber of Commerce
Board of Directors, Boys' and Girls' Clubs of Boston
Board of Directors, Massachusetts Convention Center Authority
Board of Directors, Friends of the Boston Common
Board of Trustees, Massachusetts Horticultural Society



ELMO ORTIZ

Associate
Architect/Urban Designer

EDUCATION

University of Puerto Rico
Bachelor in Environmental Design, 1972
Master of Architecture, 1974

Massachusetts Institute of Technology
Master of City Planning, 1979

REGISTRATION

Massachusetts, 1985

PROFESSIONAL EXPERIENCE

Mr. Ortiz has served as Senior Architectural Designer for the Roxbury Community College in Boston and was Project Architect on the \$30 million Biscayne Bay Mixed Use Development Project in Miami. Additionally, he served as an Architectural Designer on the Southwest Corridor Transportation Project and the New York City Transit Authority Station Modernization Project.

Mr. Ortiz is currently in charge of the design of a 700 student dormitory for Northeastern University in Boston and the master planning and Phase I development for the Ruggles Center project at Parcel 18, Boston, a mixed-use complex of offices, retail and hotel functions.

Other previous work include public housing modernization projects in Providence, RI and urban planning projects for Bath, Maine. Mr. Ortiz also served as an Urban Design Consultant to the Coalition for Better Acre in Lowell, MA.

AWARDS

Institute of Architects Design Awards, Puerto Rico, 1974

MEMBERSHIPS

Board of Directors, Hispanic Alliance, Roxbury, MA, 1977-1987

Member, Nuestra Comunidad Development Corporation, Dorchester, MA, 1981-1987



PHILLIP E. PAGE

Urban Designer

EDUCATION

Syracuse University
Bachelor of Architecture, 1983

Cornell University
Master of City and Regional Planning, 1985

PROFESSIONAL EXPERIENCE

Since joining Stull and Lee, Incorporated, Mr. Page has been involved exclusively with urban design projects. His current responsibilities include; an urban design study for the Washington Street Boulevard in Boston, a development guideline for Highland Park, Boston, and a community master plan for an area of downtown Kansas City, Missouri.

The Washington Street Boulevard Study's objective includes the creation of an overall urban design vision for the Corridor, which will be used as a framework by community and city agencies for future development. The Highland Park proposal includes the analysis of a historic district in Boston and the development of guidelines to shape future growth in the area. The Kansas City Master Plan Study focuses on a 2.3 square mile community and its objective is a comprehensive development program for the area.

Previously, Mr. Page worked as an architect and planner with the firm of Buckhurst Fish Hulton Katz, Inc. in New York City. His responsibilities as an architect involved various institutional and commercial renovations in New York, Chicago and Boston. His urban planning experiences include a development impact study for the Pleasant Village Block Association in East Harlem; a comprehensive zoning analysis for the City of Annapolis, Maryland; and as a project director for an environmental quality review of a proposed children's psychiatric center in Brooklyn, N.Y., as well as an urban design study for a professional business district in Harrison, N.Y.



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STULL AND LEE CLIENTS

Bank of Boston
The Beacon Companies
Boston Department of Public Facilities
Boston Housing Authority
Boston Redevelopment Authority
Cambridge Street Community Development Corporation
Campeau Massachusetts
The Chiofaro Company
Cruz Development Corporation
Department of the Army, Corp of Engineers
Development Corporation of America
Digital Equipment Corporation
Charles R. Drew Postgraduate Medical School, Los Angeles
Economic Development and Industrial Commission of Boston
Florida A&M University
Greater Boston Chamber of Commerce
Greater Boston Development Corporation
Harvard University
Hebrew Rehabilitation Center for the Aged
Housing Innovations, Inc.
I.B.M.
Judge Baker Children's Center
Kansas City Planning & Urban Design Division, City Development Department
Liberty Trust (Store 24)
Logue Boston
Massachusetts Bay Transportation Authority
Massachusetts Department of Capital Planning and Operations
Massachusetts Port Authority
Merrimack Valley Rapid Transit Authority
Metropolitan Structures
National Park Service
New Haven School Committee
New York City Transit Authority
New York State Urban Development Corporation
North Cambridge Cooperative Bank
Northeastern University
Providence Housing Authority
Sonesta Corporation
Southern California Rapid Transit District
Stone & Webster Engineering Company, Inc.
Tenants Development Corporation
United South End Settlements
United States Coast Guard

